COSY HOMES

PORTFOLIO OF DESIGNS

A. BLAIR RIDINGTON

ARCHITECT

620 Chestnut Street, St. Louis, Mo., U. S. A.

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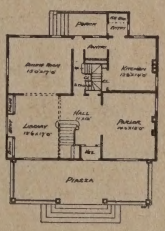
COSY HOMES

A. BLAIR RIDINGTON,

Architect,

620 Chestnut Street, St. Louis, Mo., U. S. A.

THE "New Home" is no longer the cut and dried affair of a few years ago, its every detail is carefully thought out and it is still being perfected year by year. The "Perfect Home," a dream of all American housewives, while not yet realized is becoming more of an actuality with each passing year. This is natural, when you consider that a home is not built for a day or a year, but mayhap for a lifetime.



The great importance of careful and conscientious planning is manifest when we remember that a *well planned home costs no more than an ill planned one.*

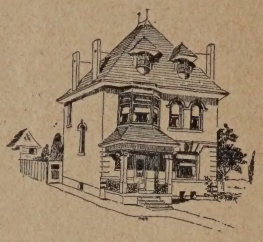
The constant improvements in all business and professional lines has led to specialists; so in architecture there are specialists. My specialty is "Cosy Homes." By this I mean that I have devoted almost twenty years to perfecting myself in planning homes that shall be thoroughly attractive and home-like, that shall contain all the little conveniences, all the pretty attractive features that make life a pleasure and a joy.

When it comes to building your home, the wisest course to pursue is to select a design with the plan as nearly as possible suiting your needs, the size of your lot and other limiting conditions, and then have such changes made as will make it a home that you can delight in.

The style of the exterior may be readily changed if it does not suit, though I am sure you will be pleased with any selection when built, as I make it a point to have my homes look even better when built than on paper; you will realize this when yours is finished.

Making a study as I do of each part of the home, both inside and out, the result is that your drawings will be necessarily the best and most complete, the plans and elevations attractive and thoroughly modern, and the specifications and details so full and complete that with my assistance and suggestions, furnished you free during the construction, you need have no fears as to the result with any reputable builder.

MY estimates, made as they are for work from Maine to California, must be average ones; for your locality they can be readily checked up by some house whose cost you know, always remembering that a full and complete set of drawings, specifications and details, such as I furnish, enable a contractor to figure from 10 to 15% closer than where he is compelled to guess high to "save himself." The fact that an estimate in your locality is higher or lower than mine does not show carelessness in my estimates, but merely that price of materials in your locality is out of the average. In the same mail I have received two letters, one giving the price of lumber at $11.00 per M, while the other stated it in another town at $24.00 for the same grade. Under these circumstances if you think materials are high at your home get an approximate on the design you like and write me before you do anything further.



In ordering the drawings, be sure to give me all the information possible, as to materials, fall of lot, etc. Where payment accompanies the order, I will prepay all express charges, otherwise not less than one third of the amount must be forwarded with the order and the balance paid C. O. D.

It may happen that none of the designs in this portfolio suit you; if so do not fail to write me as I have numbers of others, and publish also "Cosy Homes," a book with more than fifty designs, the prices ranging from $350 up to several thousand dollars, in both brick and frame. Send 50 cents for it.

PERHAPS, however, you'd like a pretty home after your own ideas; if so let me make you my preliminary sketch offer. Send me a rough outline of your ideas with $5.00 and I will send you a sketch of the floor plans drawn at large scale, and a view showing just how the house will look built from your own plan. I may be able to suggest some additionally attractive features, such as seats, cosy nooks, fancy arches, etc, If you intend to get complete plans, these sketches will cost you nothing at all, as I will deduct this $5.00 from the regular price of complete plans.

There is another great advantage in accepting my offer. You do not have to take the sketch just as it is, for any changes or alterations you desire can be made without additional expense before the final plans are drawn. The payment of $5.00 is asked as a guarantee of good faith.

I want you to remember that I am interested in your home, and you'll find your questions carefully and cheerfully answered, and all the facilities of my office at your disposal. I want friends in each locality and am willing to do all in my power to secure them; so be sure you write me at once.

WHEN writing please answer following questions:

1. Is your house to be brick or frame?
2. What story heights or length of studding do you prefer?
3. What size rooms do you require and how many?
4. How is house to be heated and how many chimneys?
5. Can you connect with city water or will tank with pump be needed?
6. Are sewers accessible or will cesspool be required?
7. In what kind of woods do you want interior finished?
8. State size of cellar and kind of foundation.
9. Are outside walls to be sheathed and papered and inside plastered?
10. For outside walls do you prefer weatherboarding, patent siding, shingles or a combination of these?
11. State in a general way what style of house you prefer and give any other information you think will be of use in making drawings?

HOW THEY ARE APPRECIATED.

F. A. BANISTER,
REAL ESTATE AND LOANS.
603 FULLERTON BUILDING,
ST. LOUIS, MO.

St. Louis, Mo. Nov. 5. 1901.

A. Blair Ridington, Esq.

620 Chestnut Street. St. Louis, Mo.

Dear Sir;--

In reply to your favor would state, I have been using your plans for over 6 years, and the fact that you have just completed plans for a double house, and now have my order for two more special designs shows what I think of them.

Some of the buildings have been erected on very poor soft ground, but have never had any trouble, and every obstacle has been satisfactorily surmounted. I have erected over $200,000 worth of buildings from your plans and can say they have been satisfactory in EVERY PARTICULAR. You are at liberty to use my name as a reference if I can be of service to you in this matter.

Very truly,

F. A. Banister.

WELL PLEASED.

MR. A. BLAIR RIDINGTON, Batavia, Ills.
St. Louis, Mo.

Dear Sir—Received your letter a few days ago, also the plans. I have looked all over the plans very carefully and am very much pleased with them.

Yours truly,
ALBERT NEWBURG.

PLANS O. K.

MR. A. BLAIR RIDINGTON, Frederick, Kans.
St. Louis, Mo.

Dear Sir—Your letter of recent date received. The building plans are O. K. Yours truly,
WM. GULDNER.

Mechanic Himself and will Recommend them.

MR. A. BLAIR RIDINGTON, Detroit, Texas.
St. Louis, Mo.

Dear Sir—I think plans are all right and am mechanic enough to build what I want—I am going to do most of my work myself. Yours respectfully.
A. M. KENY.

P. S.—Will show your designs whenever I have chance.

LIKES THE BOOK.

MR. A. BLAIR RIDINGTON, Dalhart, Texas.
St. Louis, Mo.

Dear Sir—Your valuable book, "Cosy Homes" at hand and I am much pleased with it.

Yours truly,
G. E. WALKER.

AN ALTERATION.

MR. A. BLAIR RIDINGTON, Morley, Mo.
St. Louis, Mo.

Dear Sir—Plans and specifications arrived O. K. Am well pleased with design, and the idea to think that I can have my house to look that way. I did not think it could be made to look so pretty.

Yours truly,
H. G. FROBASE.

WORTH MANY TIMES THEIR PRICE.

A. BLAIR RIDINGTON, Billingsport, N. J.
St. Louis, Mo.

Dear Sir—Plans received, am well pleased with them. They are far more full and complete than others I have purchased elsewhere at many times their price.

Yours sincerely,
W. J. PEALL.
Manager Billingsport Land Co.

Mr. Peall has purchased four different plans from me.

VERY ATTRACTIVE.

Mr. A. BLAIR RIDINGTON, Philadelphia, Pa.

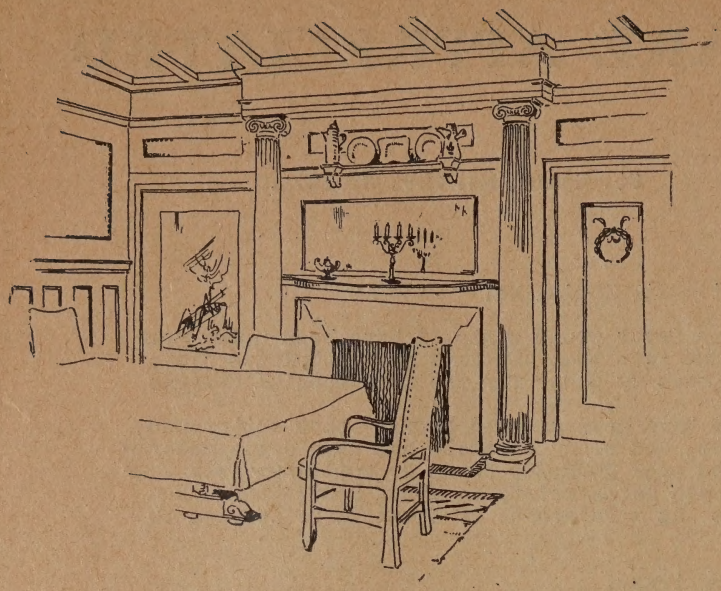
Dear Sir—I find plans very attractive on looking over same. Will write you later.

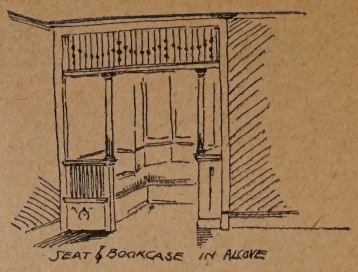
Respectfully yours,
JOHN THOMPSON.

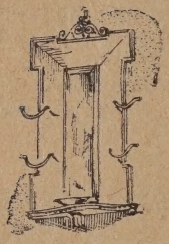
First House Planned by an Architect and Builder.

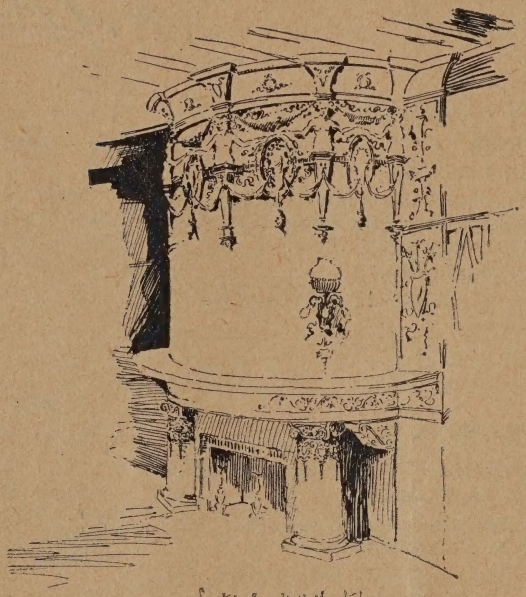
MR. A. BLAIR RIDINGTON, Austin, Minn.
St. Louis, Mo.

Dear Sir—Mr. Reed and I are both well pleased. Our cottage home was built and planned by a contractor without a woman's approval, the man took every advantage, and while our home is on one of the prettiest corner lots in the city, we have put money into it for five years. Very truly,
MRS. C. B. REED.

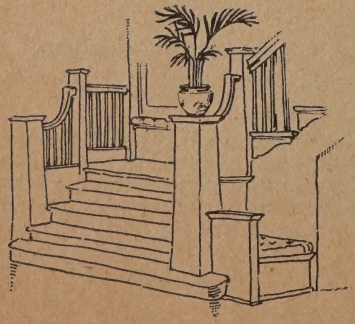


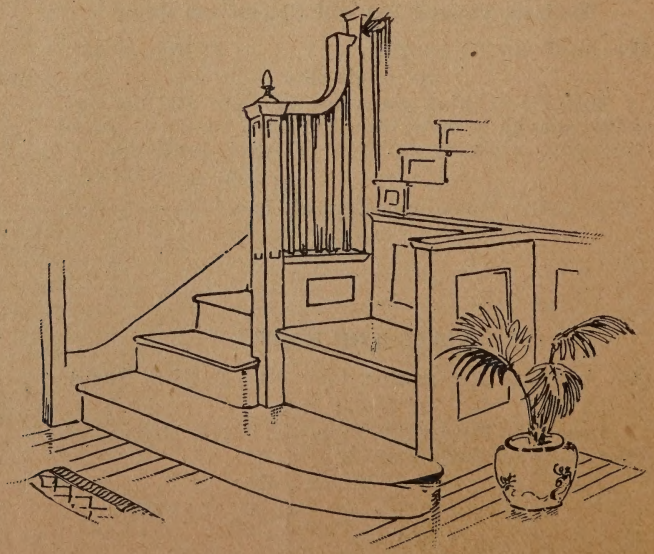






Sketch for Hall Mantel

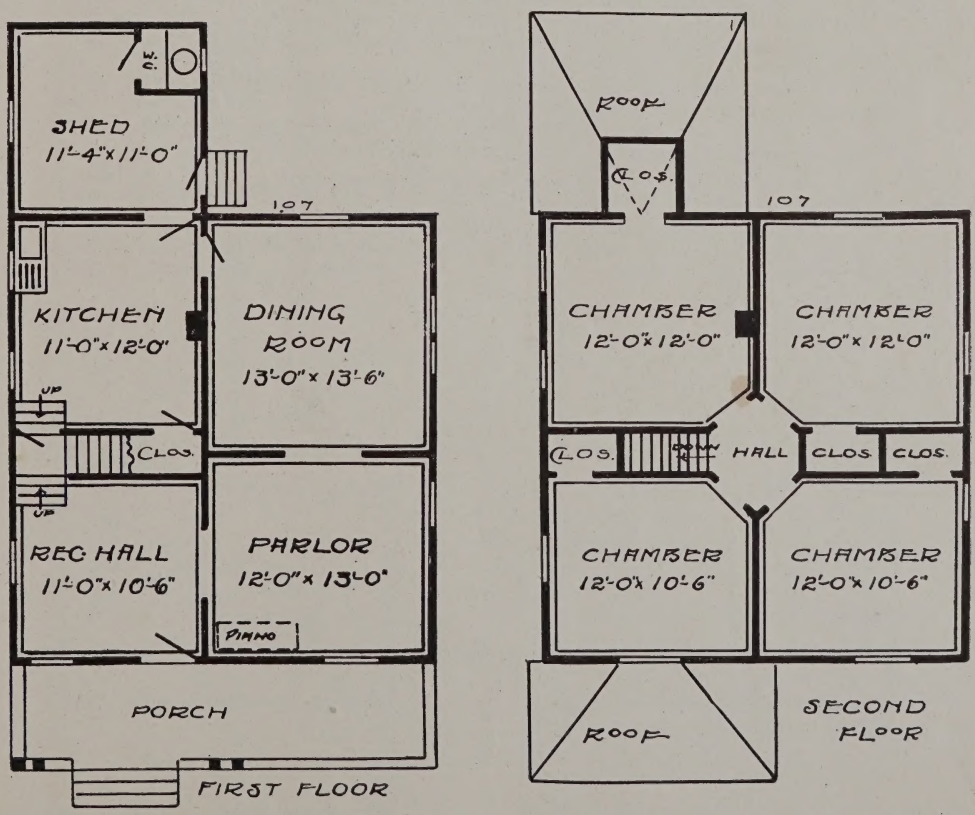




ROSELAWN COTTAGE.

Design No. 3107.

(FOR DESCRIPTION SEE OTHER SIDE.)



COSY HOMES. 620 Chestnut Street, ST. LOUIS, MO., U. S. A.

Who would not have the home with its wonderful influence on the home circle as pretty and cosy as possible? When spending the money to build who would not wish for the very best that can be obtained at his price? Then study well your plans and remember that a home well arranged and well planned costs no more than one built without thought of all the little things that make life livable.

Here we have a house at very modest cost, but with an air of size and comfort so often missed. The reception hall is quite large and could be fitted up as a little sitting room or library or made attractive by a cosy corner, seat, etc. Looking through the arch a view of both parlor and dining room may be gained, the double window on side of dining room insuring a bright pleasant room. The kitchen adjoins, and a storeroom for provisions, coal, wood and extras of all sorts. In the further corner is an earth closet, a much needed convenience.

The upstairs is bright and the arrangements attractive, well lighted and ventilated, but cut into by the roof.

The exterior is designed to be weatherboarded, with roofs and dormers shingled. The porch extends the full width of front, but is hooded only about half its length. This porch is effective if faced with shingles with spindles as shown.

The interior finish is natural color, hard oil finish for the first story and soft pretty shades of paint for the upstairs.

It will cost from $825 to $950. Complete working drawings, full specifications and details, $10.00, if modified by changes, $15.00.

Modifications may be made in the plan if more money can be spent. A mantel and grate would add to the cosiness of the dining room. A slide to serve through with shelves for china could be put between the dining room and the kitchen.

The shed might be widened and the extra space be made a closet for the dining room. A direct passage from the reception hall to the kitchen might be made through the closet.

A. BLAIR RIDINGTON, Architect.

WHITESIDE HOME.

Design No. 3111.

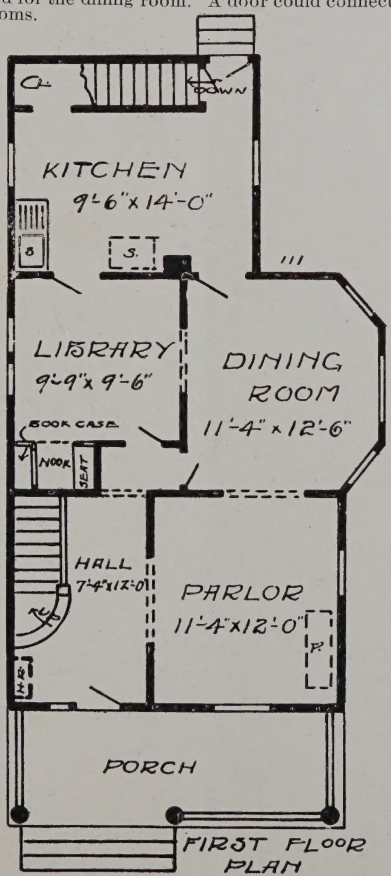
We show here a home with quite a pretentious air of size and pleasing exterior; but not expensive. The exterior has much to commend it, the broken roof line, the veranda with second story balcony, and the bay window in dining room are all pleasing to the eye and add greatly to the effect of the interior.

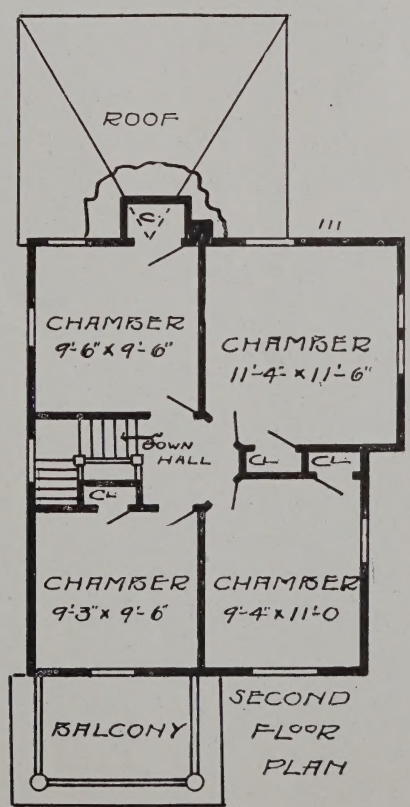
This house will look very pretty weatherboarded, gables shingled, or in half timbered work, and if the colors for sides and trimmings are well chosen, the effect will be exceptionally good.

A nice sized reception hall with arch to parlor and small rear hall: back of parlor is a fine dining room with bay and three large windows, and arch to library and door to kitchen. The library has a corner that can be made very cosy with a book case and seat and drapery. The kitchen boasts a nice closet and inside stairway to cellar and is lighted from each side.

Above we have four chambers, all with closets and good light and ventilation. It is compact, with not a foot of space wasted, yet each room opens directly into hall. The cost is from $800 to $1,000. Complete working drawings, full specifications and details are $10.00, or if altered to suit, $15.00.

There are a number of ways in which this plan may be modified to suit the varying needs. The dining room might be used as a library, with seats in the bay and book cases placed against the long walls; the nook with seat, etc., in present library could be omitted, extending room to reception hall with door between instead of arch and this used for the dining room. A door could connect two front chambers upstairs, and one can also be cut between rear rooms.

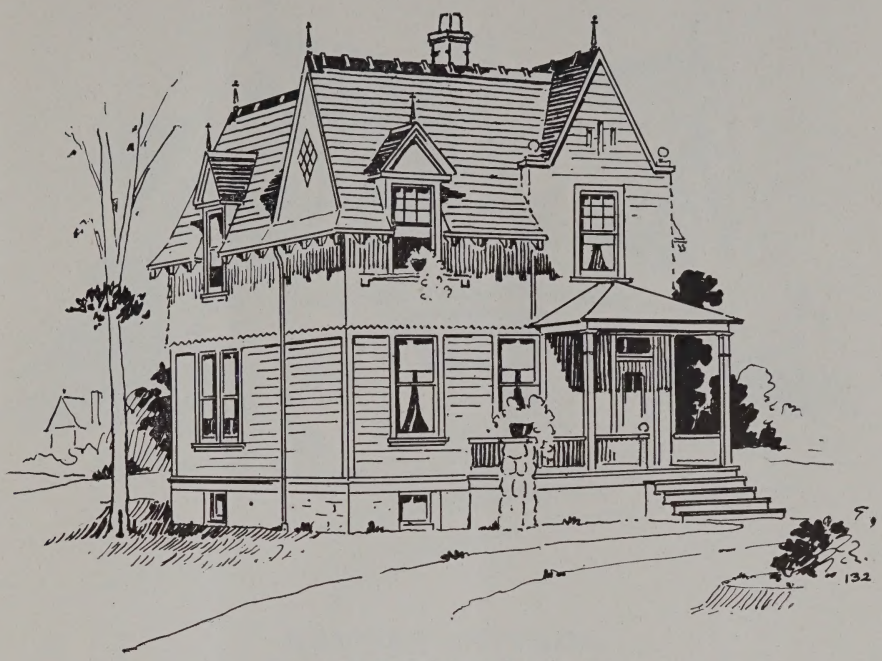




COSY HOMES.

620 Chestnut Street,
ST. LOUIS, MO., U. S. A.

See Title Sheet for general information in regard to planning your home and ordering drawings.



FREDERICK COTTAGE.

Design No. 3132.

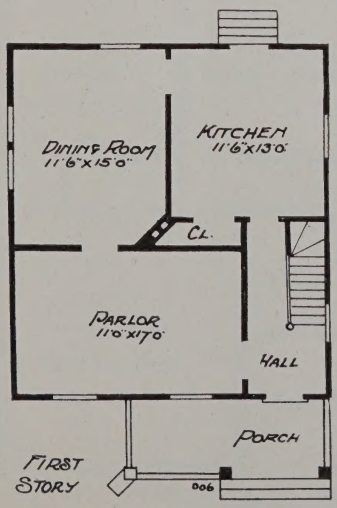
This is a very attractive cottage and makes a cozy little home. The rooms are of good size, even where cut into by the wall in the second story. There is no monotony, for the roof line is broken by dormers and gables, and is a very pleasing change from the style of house usually built at its cost.

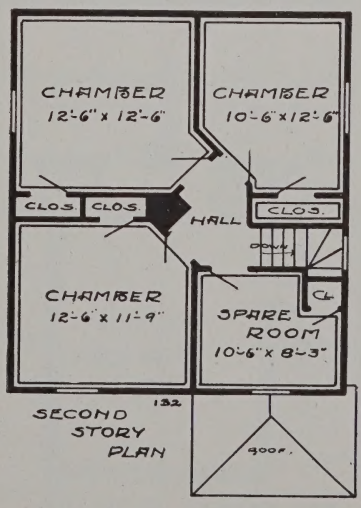
The house is 27 feet long, and 24 feet wide, the story heights are 9 feet 6 inches in the first story, and 9 feet in the second story; this being slightly cut down by roof at some points. The chimney arrangement is a very economical one and can be utilized from all the rooms. The rooms are all well lighted and bountifully supplied with closets and good furniture spaces, there is no waste space but all is utilized to the very best advantage. All who have built after this design express themselves as very well pleased with the result.

The exterior is weatherboarded, painted any color that the owner may select. The interior finish will be of white pine or poplar, grained in the first story and painted in the second.

The cost is from $740 to $825. Complete working drawings, full specifications and details, etc., are $7.50, if altered, $10.

The plan may be modified slightly by cutting a door between the two front chambers and also between the two rear rooms. The parlor could have mantel and grate. The entire porch could be roofed in.





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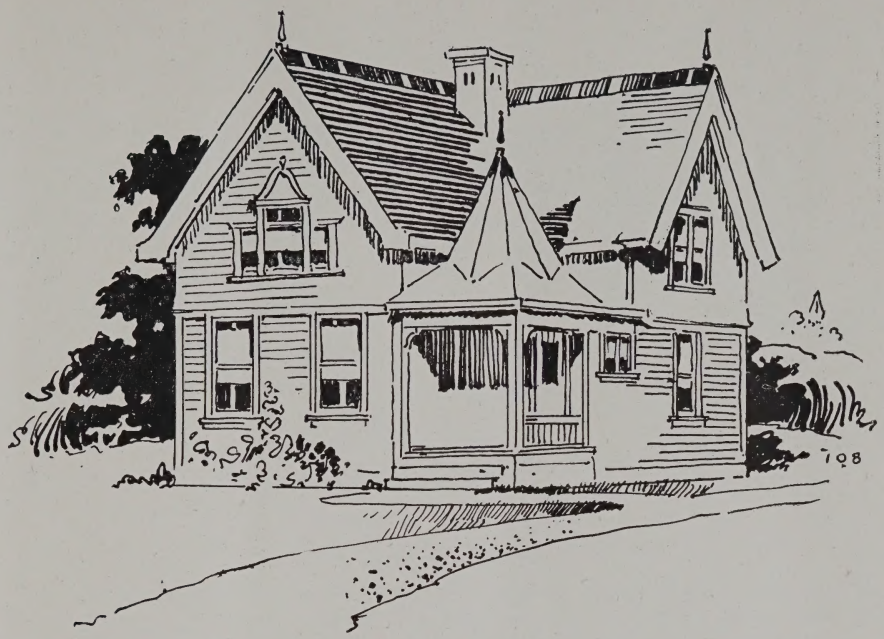


MAYVIEW COTTAGE.

Design No. 3108.

For the comparatively small amount of money expended, we have here a most convenient cottage, with quite a pretty exterior. The porch will be a very desirable retreat in summer; it opens into a nice little reception hall which has a door into living room. The position arranged for the stove makes it possible to heat both living room and chamber readily, and the arch makes a dressy corner for the stove, which is not usually a thing of beauty.

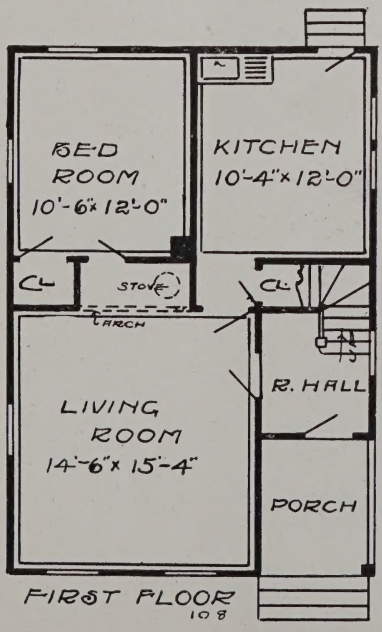
A hall connects living room and kitchen, which has a closet under the stairs; these lead up from the reception hall, and above are three nice chambers very well supplied with closets.

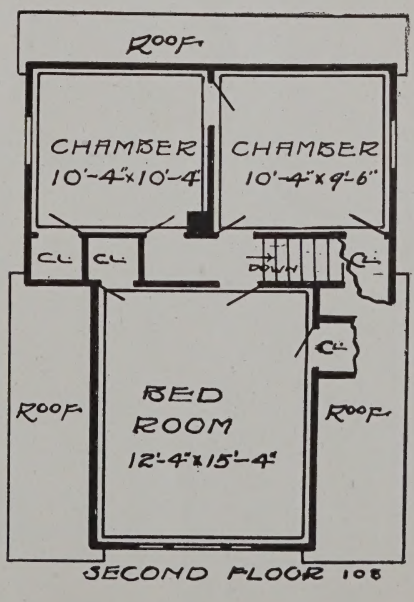
The exterior is quite attractive, the windows in gables and the roof of porch are pleasing features.

There are many modifications that may be made in the interior arrangement. The bed room on first floor might be a dining room if the size of the family did not demand so many chambers, and a door cut between it and the kitchen. A direct way to the kitchen may be made through the closet into rear hall. This would give a nice china closet for the dining room.

The cost will be $775 to $825, depending somewhat on the cost of materials in any special locality.

Complete working drawings, details, and full specifications $9.00, or with such alterations as you choose, $12.00.





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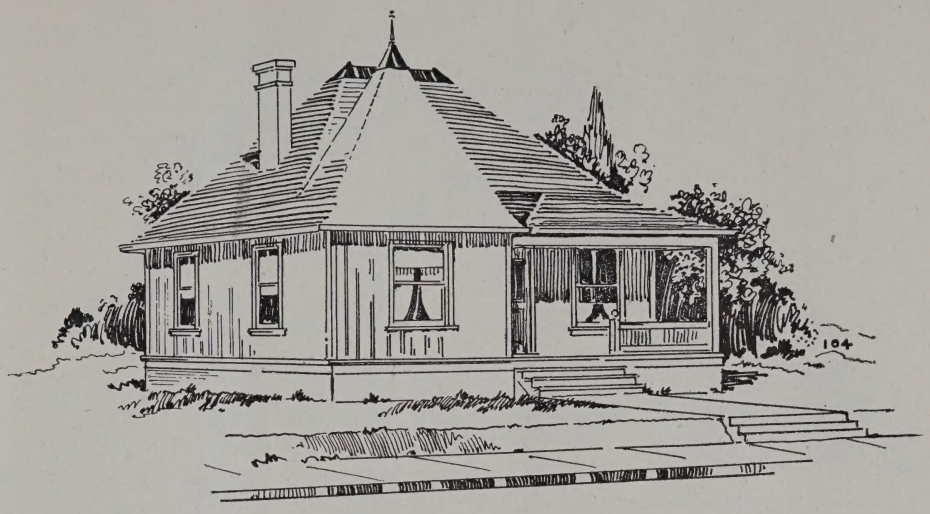
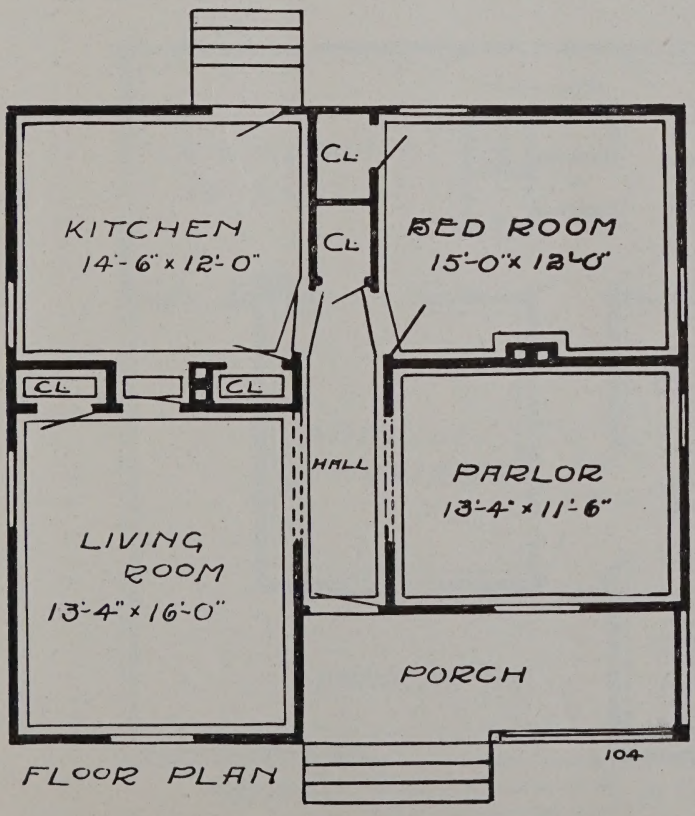


GRUEBY COTTAGE.

Design No, 3104,

This cottage is broad and shallow, being intended for use where a wide shallow lot is to be used or when the nature of the lot is such as to make a shallow house desirable; being designed to cost from $450 to $600, very little is left to be spent on ornamental features, the whole appropriation being devoted to building a compact, convenient house suitable for receiving future additions either in the rear or by having a second story added.

No waste space has been tolerated, yet the rooms are all accessible from the hall and all the rooms except the parlor have good-sized closets. The story is 9 feet high.



The interior is smoothly brown plastered for papering, the finish is pine painted. The outside is to be boarded up and joints covered with moulded battens, shingle roof.

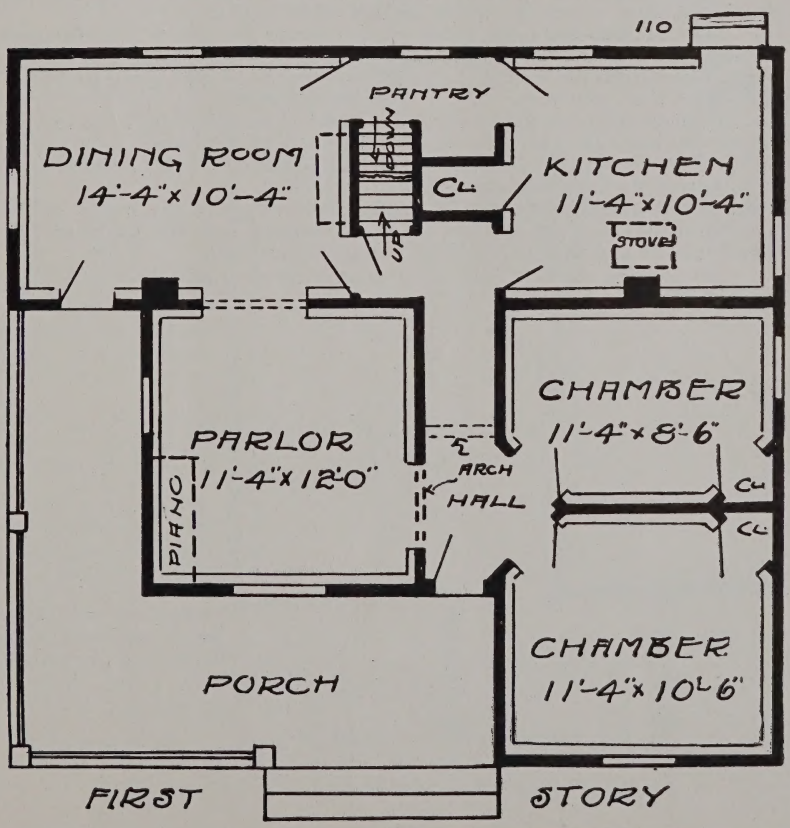
Complete working drawings, details and full specifications $6, or with any alterations desired $9.

Modifications can be readily made,—for instance the present bedroom could be used as a kitchen, the parlor being used as a dining and living room, and the other two rooms could be made into bedrooms, or the room marked parlor could have a door to hall instead of an opening, and this could be used as a bedroom. Either way would give two very pleasant rooms, and the home would be large enough for a good-sized family. A room could be made in the attic by putting a dormer window in the roof.

WINTHROP COTTAGE.

Design No. 3110.

(FOR DESCRIPTION SEE OTHER SIDE.)



See Title Sheet for general information in regard to planning your home and ordering drawings.

Who could desire a more complete or attractive home at the price, than this cottage of six rooms with its broad steps and roomy covered veranda, giving an entrance at front hall and also at dining room.

The arrangement is such that the chambers may be entirely closed off from the rest of the house or if desired the doors thrown open and a pretty view gained of each room.

An arch with drapery separates the rear hall stairs, etc., from the reception hall, which opens to parlor on the left and into chambers on the right, all nicely arranged to take the furniture and with good light and closets.

The dining room adjoins the parlor and connects with kitchen through pantry. Here the inside stairs lead to cellar.

The kitchen has large closet with chimney flue where it can be used for chamber also, and a chimney is provided also for parlor and dining room. One room is intended to be finished in the second story to which stairs lead from rear hall.

The exterior has many attractive features to commend it and if for a southern home, a color scheme of cool light buff and white or a pretty light shade of green will be very pleasing. There are many little artistic touches that make the design deservedly popular.

The cost is from $525 to $800. At the lower price the house would be built on brick piers or wood posts. Complete working drawing, full specifications and details are $9.00; if modified, $12.00.

Modifications.—A door might be cut between the two chambers allowing direct communication.

WESTERN COTTAGE.

Design No. 3103.

A simple, pleasant home suitable for a summer cottage, or for beginners in house owning, those who realize that a home of one's own of three rooms is better than renting a mansion all one's days and having nothing to show for it in the end.

While simple, this home is not crude as this kind is apt to be when not designed by the artist. It has been treated with such a true sense of proportion and neatness of effect as to overcome any disposition to bareness.

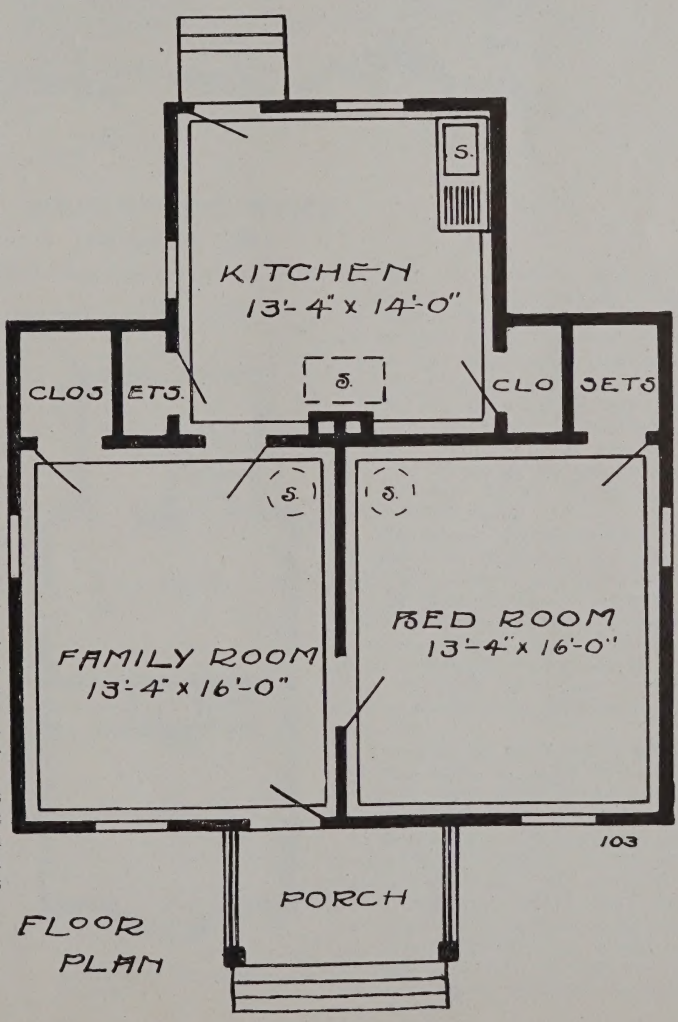
The cost is low, $300 to $450. The chimney has been so placed as to make it accessible from any of the rooms, and an abundance of closets has been provided. A scuttle leads to the space between ceiling and roof.

The interior is brown plastered. or may be ceiled up and canvassed for papering. Plain finish, painted throughout. The story is 9 ft.6 in.high. The exterior is covered with dressed boards and moulded battens and can be weatherboarded in the future should it be found desirable; roof and gables shingled.

The foundation is to be brick or rubble stone, and in places where these are too expensive, it could be built on piers or cedar posts.

Complete working drawings, details and full specifications, $5.00, or with any desired alterations, $7.50.

Modifications to lessen the cost could only be made by leaving out some of the closets. The house would be better if a trifle more money could be spent in putting on the siding at the start,



AM
290
R48
1901

WEDGEWOOD HOME.

Design No. 3105.

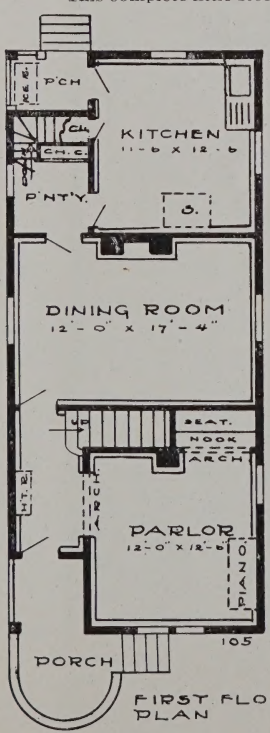
This complete little story-and-a-half home has every inch of space utilized, and until you have lived in it you can scarcely realize how cosy and livable it is. The nook in parlor under the stairs is an attractive feature and trims up very prettily. The large pantry, with china closet, is a great advantage.

The first story is 9 feet high; the second 8 ft. 6 in., cut into by the roof as indicated. The finish in the first story should be cypress or hard pine stained and varnished; in the second story painted in light shades.

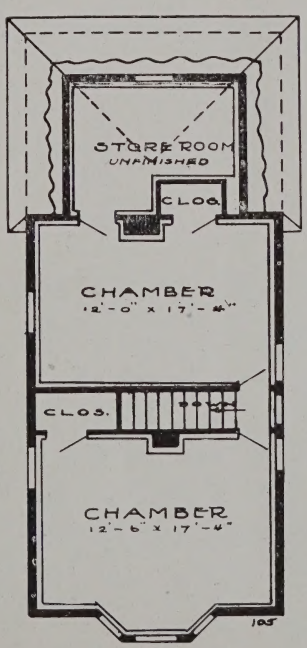
The outside is weatherboarded in first story with shingled second story. The gable ends may be shingled or treated with half timber construction as shown. The effect of the front is greatly enhanced by the second story bay and the ornamental projections on either side of the gable. The front porch if built of rock will give a solid, substantial effect to the house.

The estimated cost is $900 to $1,025. Complete working drawings, details and full specificatioes, $10.00, or with alterations as desired, $15.00.

Modifications.—The stairs from cellar may run from kitchen and the pot closet be made to open into pantry and a stairs could be run up over cellar steps to the second story, thus making the rear stairs open into attic portion. A part of unfinished attic could be made into a bathroom. A grate with mantel could be put in parlor.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

See Title Sheet for general information in regard to planning your home and ordering drawings.

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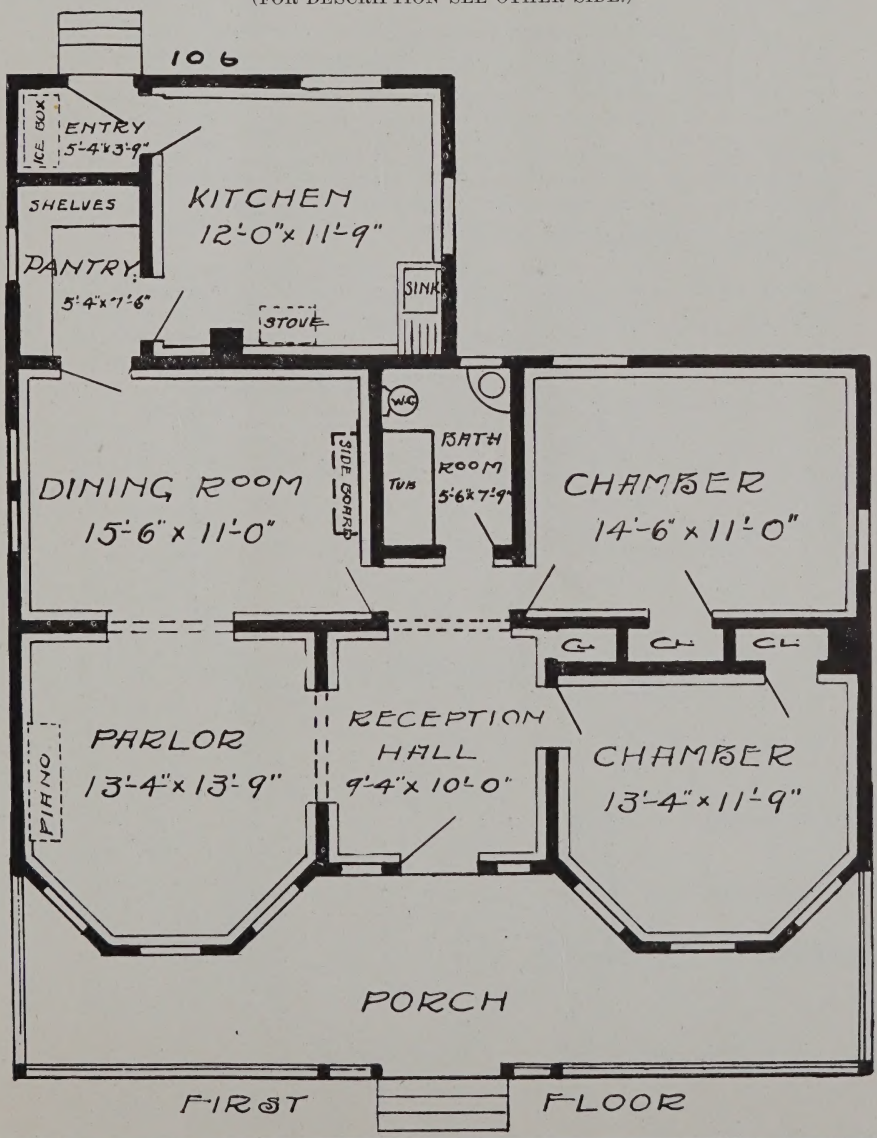
LAKESIDE COTTAGE,

Design No. 3106.

(FOR DESCRIPTION SEE OTHER SIDE.)



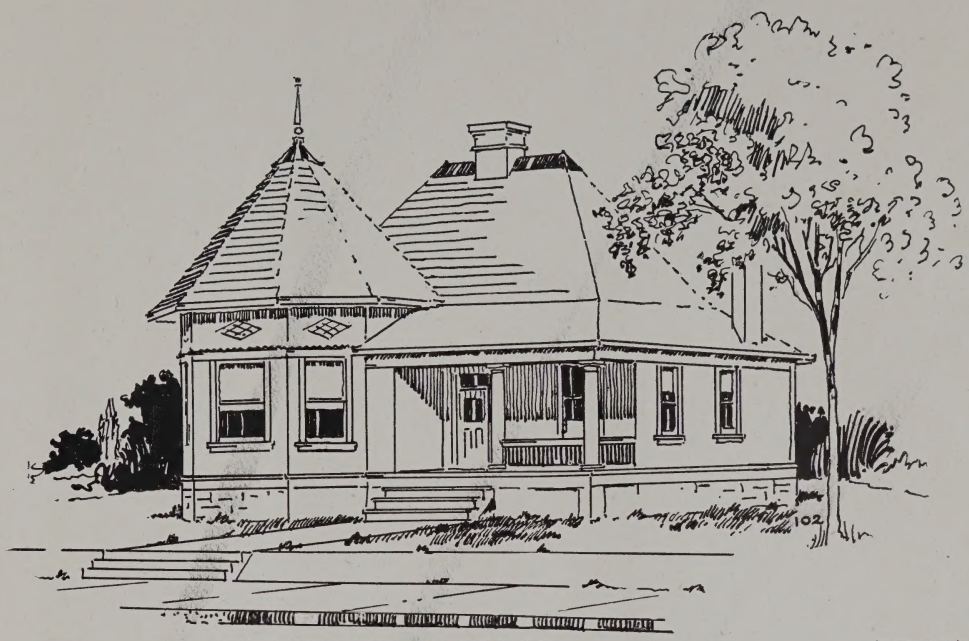
See Title Sheet for general information in regard to planning your home and ordering drawings.

A broad one-story cottage designed primarily for a summer home at the shore. It is susceptible of being so finished as to make it a substantial, permanent home. As a summer cottage it would be set on brick piers without sheathing and no plumbing is provided for. In this case the cost will be about $765.

If for a permanent home there will be a cellar with brick or stone foundation. The large square reception hall makes a pretty introduction to this airy, well planned home, nicely shaded in summer by setting well back into the cool depths of the long veranda, at the same time protected in winter from the keenest blasts by the bay on either side. These bays add immeasurably to the rooms they enlarge. On the left are the parlor, dining room and kitchen en suite, with a handsome pantry and swing doors, and an entry arranged to receive the ice box. These rooms have been arranged to accommodate the furniture to great advantage. The sink is at the window for light; the chimney where it can be used for both dining room and kitchen.

The chambers are to the right of the reception hall, each fitted with a closet, with the bath room directly back of the hall, the drapery at arch making a little private hallway between chamber and dining room and into bath. The bathroom fittings are indicated but not included in the cost, which will be $1,250. Complete plans, full specifications and necessary details, $8.00, or with any alterations desired, $12.50.

Modifications may be made by changing the ordinary door from chamber to an arch or sliding door, using this room if wished for a library or sitting room. A mantel could be placed in corner of this room and bookcases on side opposite door. With seats in bay, this would be a delightful room. A flight of stairs might be put in to story above, where roof could be raised a few feet and two nice bedrooms finished.



ROCKWOOD COTTAGE.

Design No. 3102.

This neat little home has been designed to meet the necessity for low price, combined with a pretty effect and a convenient plan. Plenty of closets have been provided and the attic, which is floored with dressed boards, gives ample storage room. The cellar is restricted to the space under the kitchen to keep down the cost.

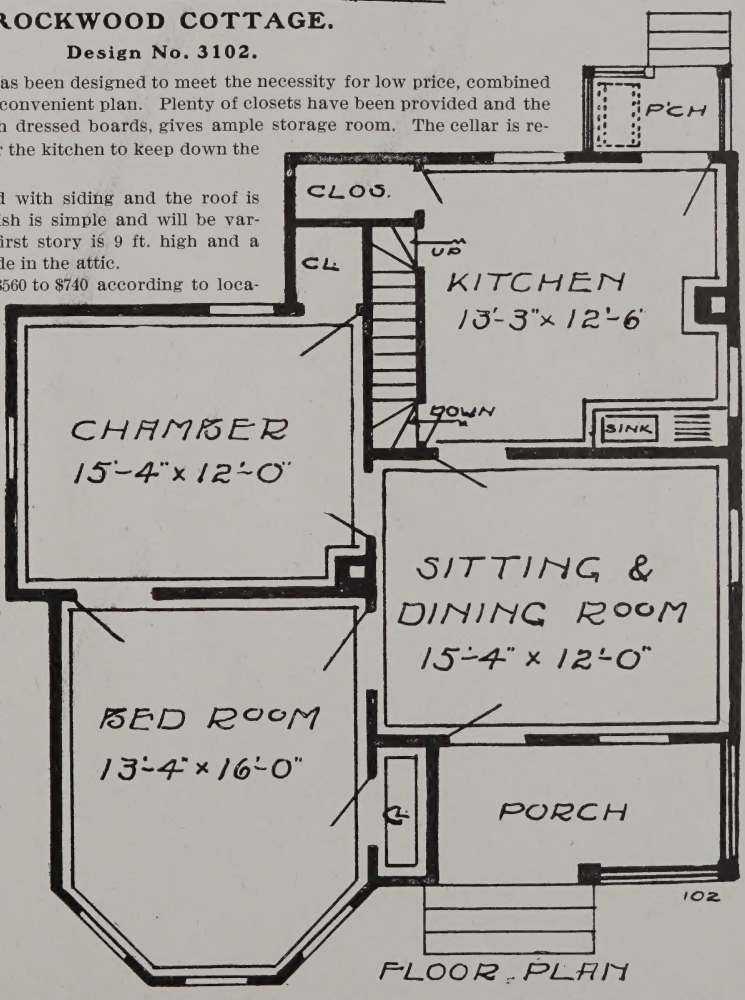
The outside is covered with siding and the roof is shingled. The interior finish is simple and will be varnished or painted. The first story is 9 ft. high and a room 8 ft. high can be made in the attic.

The cost will be from $560 to $740 according to location and materials. The elevation is simple in character and yet has none of the flimsy effect so often seen in low priced cottages. It is distinctly colonial in style and connot fail to please.

Complete working plans, details and full specifications, $7.50, or with any desired alterations, $10.00.

Modifications may be made by having the living room extend out to present line of porch, making the room about 15 ft. long, and putting the stairs to attic bedroom between it and kitchen. This leaves the space now used for stairs to become a nice pantry.

I also have this design with stairs to basement room from a front vestibule.



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